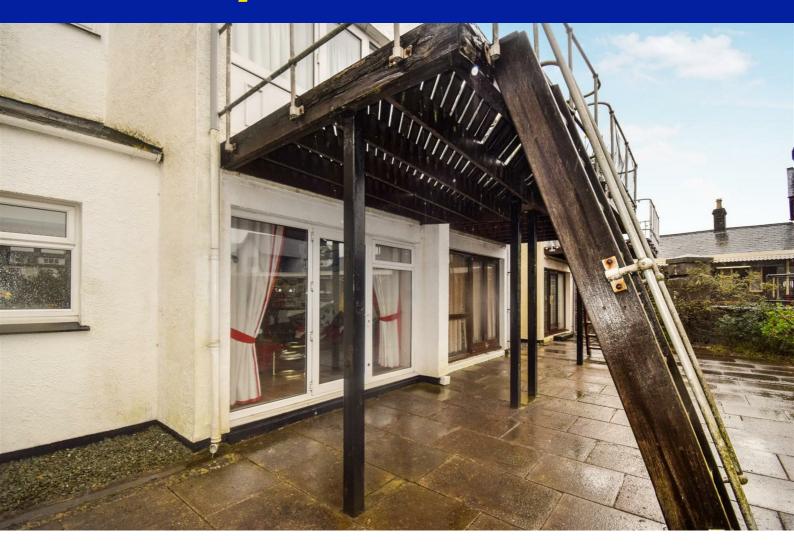
## **Tom Parry**



## 6A South Snowdon Wharf, Porthmadog, LL49 9ND

£175,000

- 2 Bedroom Ground Floor Apartment
  - Located in Harbour Area
- Views towards Heritage Railway & Estuary from Patio
  - Allocated Parking
  - · Double Glazing







Tom Parry & Co are delighted to offer for sale this ground floor apartment situated in a prime harbourside development of leisure homes in the popular town of Porthmadog. A two bedroomed apartment with an open plan living/kitchen/dining area, doors open onto a patio with views towards the estuary and the Welsh Highland & Ffestiniog heritage railway.

Ideally located within easy walking distance of the town's high street amenities and leisure facilities.

Early viewing is highly recommended.

Ref: P1318

## **ACCOMMODATION**

All measurements are approximate

## **GROUND FLOOR**

## **Hallway**

with night storage heater

## Open Plan Living/Dining/Kitchen Area

with range of wall and base units with work surfaces; composite sink and drawer; integrated oven and hob with extractor over; integrated fridge; laminate flooring; night storage heater and door onto patio area

### **Bedroom 1**

with built-in wardrobes; laminate flooring and night storage heater

# Open Living 4.25m x 3.01m (3'11' x 9'11') Bedroom 1 3.17m (10'5') max x 3.01m (9'11') Sopplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Santary were and kinchen fittings are representative only and approximate to actual shape, position and style. No making a accepted in respect of any someone. The produced under Icense from Visitan Morte Energy Assessments. All rights reserved.

## **Bedroom 2**

with views towards heritage railway and laminate flooring

## **Bathroom**

with three piece suite comprising panelled bath with electric shower fitted; low level WC; pedestal wash hand basin; wall mounted mirrored cabinets; tiled walls; vinyl flooring and heated towel rail

## **EXTERNALLY**

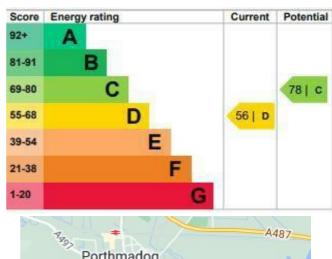
The property has a patio area with views towards the estuary and railway and an allocated parking space.

## **SERVICES**

Mains Water, Drainage & Electricity

## **TENURE**

Leasehold with approximately 940 years remaining. Ground Rent £150 p.a. Service Charge approximately £750 p.a.





NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.







